



*John T. Auburger
Supervisor*

TOWN OF GREECE

PLANNING BOARD MINUTES

AUGUST 4, 2010

THE MEETING BEGAN AT 7:00 P.M.

PRESENT

Alvin I. Fisher, Jr., Chairman
Alfred S. Ancello
Christine R. Burke
Grace L. Plouffe
William E. Selke
Michael H. Sofia
Christopher A. Schiano, Deputy Town Attorney
Scott R. Copey, Clerk of the Planning Board
John Gauthier, P.E., Associate Engineer
Linda R. Lamb, Planning Board Secretary

ABSENT

Brian E. Marianetti

ADDITIONS, DELETIONS AND CONTINUANCES TO THE AGENDA

Extension of approval for 3000 Mount Read Boulevard

ANNOUNCEMENTS

Board Training – Behind the Scenes Part II (DPW/Engr.) –
Tuesday, September 21 at 5:30 p.m.

PLANNING BOARD MINUTES
AUGUST 4, 2010

PUBLIC HEARINGS

Old Business

None

New Business

1. Applicant: North Greece LLC

Location: North Greece Road and Maple Center Drive

Request: Final plat approval for The Gardens at Fieldstone subdivision, Section 1, consisting of 28 attached single-family patio homes in pairs and a common area on approximately 12.36 acres

Zoning District: RML (Multiple-Family Residential)

Mon. Co. Tax No.: 044.02-1-36; -37; and -38.1

The following is a synopsis of the discussion pertaining to the above-referenced request:

Richard Giraulo, LaDieu Associates, P.C. presented the application.

Mr. Giraulo: We are here tonight to present Section 1 of the Gardens at Fieldstone. It is located to the south of the previous section. We have been before the Board previously and have obtained project approval for the preliminary plat. We are in the final process of getting those plans signed. We are now into Section 1, which divides the project in half. There were 54 units approved overall, and with this project we are looking at 28 units and are including the clubhouse and storm water maintenance pond at the southeast corner. Sewers are on-site, as well as access to water main. This will be a private drive maintained by the homeowner's association. The association will also be responsible to maintain the storm water maintenance system and storm sewer system. Sanitary sewers are owned and maintained by the Town of Greece and the water is under the jurisdiction of the Monroe County Water Authority (MCWA). This is the same plan the Board has seen, simply a smaller section; Section 2 will be 26 units. We did make a slight change in the setback of the units to allow for parking needs, access to the front. One of the discussions at the preliminary plat related to the temporary access. That is shown coming in just to the south of the existing Maple Center Drive access. The intent is to use it on a temporary basis to allow for bringing fill to the site with heavier equipment. It will remain for the first season, construction period, and then the road will be removed and restored to a lawn/landscaped area. Along with the temporary access area, we are proposing two six-foot-high topsoil berms, which will be seeded and mulched for erosion control. They will remain only while the temporary road is in existence. Once the road is removed, that fill will be used for grading of the former temporary road. Storm water management will go in with the first section. We are showing locations for a temporary topsoil stockpile. There may be some temporary topsoil sifting operations on the site due to the quantity of topsoil on the site. Any of those operations would occur east of that pile, away from residents. I have submitted the temporary access to the Monroe County Department of Transportation (MCDOT) and have a list of the general requirements.

Mr. Copey: As a final plat, this was not submitted to the Monroe County Development Review Committee (MCDRC) or the Greece Environmental Board. Zoning, Plan Review and the Fire Marshal had no comment. The Town of Greece Tree Council reviewed the plans on July 13th and commented that they did not have the most recent landscape plans.

PLANNING BOARD MINUTES

AUGUST 4, 2010

Mr. Giraulo: Yes, the most recent plans are different in that they include landscaping around the units. The initial plan was roadway and berms.

Mr. Copey: I'll make a note of that and make sure that the Tree Council has an opportunity to look at those. As Mr. Giraulo explained, the access road is something the Board should consider and close that loop.

Mr. Gauthier: In general, most of our comments are technical and can be worked through. Discussions have taken place about the groundwater level. New testing has placed some doubts on the previous groundwater elevations provided. We do not want documented groundwater levels on the drawings that are not accurate. If the tests were not reliable and need to be thrown out, we need to document why they changed and remove them from the drawings. In doing that, we have good documentation as to what occurred should there be a problem in the future. Another issue, because there is so much grading we would prefer a temporary siltation pond if it could be done without costing the developer a great deal of money.

Mr. Giraulo: There is a good opportunity to do this.

Mr. Gauthier: Last, we have some technical issues with some of the computations in the storm water system. We need to meet with Mr. Giraulo to review.

Mr. Giraulo: Here are the architectural elevations previously shown at the preliminary plat stage. The units are similar to those at Mill Landing but will have two-car garages, a sun room, and a basement. Colors are earth tones with stone work in the front. We have a perspective view of the clubhouse. It is smaller than the one at Villas at Fieldstone and will have no pool.

Mr. Selke: Can you tell us how long the top soil will it be there?

Mr. Giraulo: It will remain over the course of the two sections.

Mr. Selke: Earlier we had concerns over the temporary road. What have you put into place to mitigate that?

Mr. Giraulo: You will see the six-foot-high berms that I discussed earlier. They will be steep and will not be mowable but will give the buffer during the duration of the temporary road.

Mr. Selke: Will the clubhouse go up after the temporary road is removed?

Mr. Giraulo: Yes, it probably will go up afterward.

Mr. Selke: How does this compare in size to the Villas, and will the parking be adequate?

Mr. Giraulo: There are 92 units in the Villas and 54 here, so this is about half the size. Also, the parking meets code.

Mr. Selke: Will the units all be the same color or are you looking at varying the earth tones?

Mr. Giraulo: All units will be the same color.

Mr. Fisher: There is conflicting information about groundwater. What happens when you begin construction, dig a foundation, and find water?

Mr. Gauthier: We could place a note on the grading plans that a change would be necessary. The time when you find out that you have high groundwater is when you have basements exposed; it will present itself clearly. We have a built-in contingency: when you box out roads to put in utilities, the general tendency is to bring the groundwater levels down.

Mr. Giraulo: I'm not concerned. On the first round, we had slabs, so we weren't concerned about groundwater levels. We dug test pits after a week of rain. At four or five feet, we

PLANNING BOARD MINUTES

AUGUST 4, 2010

have an impervious level that is a couple of inches, and that surface water was seeping out into the test pit in that layer. We went back out, not following a rain, and we didn't find that effect. We already have installed a sanitary sewer across the site that was 20 feet deep and we didn't have ground water.

Mr. Fisher: Experience has shown that within a subdivision certain homes can be fine, while others are not. That is why we need a fallback plan.

Mr. Giraulo: The Plan B would be to revise the grading and raise it up.

Mr. Copey: That concerns me. Some of the residents related concerns as to the visibility of these homes. If all of a sudden, the homes were built higher than expected, and are two or three feet higher than anticipated, it would be an issue.

Mr. Fisher: Should we condition the approval so that if there were a substantial change, it would come back to the Planning Board to review the mitigation plan?

Mr. Giraulo: If something is not being built as planned, it has to go through the Department of Public Works change order process.

Mr. Gauthier: I don't think that there would be any perceivable difference beyond the first row of homes.

Mr. Selke: Plan B would cover Sections 1 and 2?

Mr. Gauthier: I think that we need to do this only for Section 1. By the time you get to Section 2, you are a significant distance from the other homes.

Mr. Fisher: I assume that we also would have substantial activity in Section 1, which will give us guidance as to what we may or may not need to do in Section 2.

Mr. Giraulo: I'd like to move forward with the approval this evening. We are anxious to move on with the project. We are in August and winter will be here quickly. I don't have concerns about the groundwater. The reporting of that seepage layer was interpreted as groundwater level.

Mr. Fisher: Our approach has been to hold approval until the Town's Engineering Division can tell us that the significant issues have been satisfied. After approval is given, there is a tendency for things to go forward quickly, and we want everything in place prior to that. Construction road location is dictated by the trees. How long will the temporary construction road be in place?

Mr. Giraulo: That road will go in at initial construction and be used through the first season, and then come down.

Mr. Fisher: Did we establish a schedule for that road during the preliminary plat hearing?

Mr. Copey: I believe it was for the duration of the heavy equipment, rough grading.

Mr. Giraulo: We talked about things like the first season, nine months.

Mr. Fisher: As long as this has been included in the preliminary plat approval, we don't need to go through that again.

PLANNING BOARD MINUTES

AUGUST 4, 2010

Motion by Mr. Selke, seconded by Ms. Plouffe, to continue the application to the August 18, 2010, meeting.

VOTE:	Ancello	- yes	Burke	- yes
	Marianetti	- absent	Plouffe	- yes
	Selke	- yes	Sofia	- yes
			Fisher	- yes

MOTION CARRIED
APPLICATION CONTINUED TO
AUGUST 18, 2010, MEETING

PLANNING BOARD MINUTES
AUGUST 4, 2010

SITE PLANS

Old Business

1. Applicant: Home Leasing, LLC

Location: 3027 – 3057 Latta Road

Request: Site plan approval for Phase I of the proposed Gardens at Town Center apartments, a two- and three-story apartment building for senior citizens (98 dwelling units in Phase I; 176 total dwelling units, 61,250+/- square feet total), with related parking, utilities, grading, and landscaping on approximately 11.8 acres

Zoning District: RMS (Multiple-Family Residential, Senior Citizen)

Mon. Co. Tax No.: 045.03-45 and -6

The following is a synopsis of the discussion pertaining to the above-referenced request:

Jerry Goldman, Esq., Fix Spindleman Brovitz and Goldman; John Stapleton, Marathon Engineering; Dan Glasow, Glasow-Simmons Architecture; Stephanie Benson, Edgemere Development; Cathy Sperrick, Home Leasing; and Charles Arena, Developer, presented the application.

Mr. Goldman: As the Board will recall, we were here a month ago. We received comments from the Board as well as the public. The applicant's engineering group has replied to those comments in writing. We are here tonight to continue deliberations on this application. I would like to remind the Board that we are here tonight after going through a rezoning process. The property has been rezoned to RMS (Multiple-Family Residential – Senior Citizen). At that time a comprehensive, coordinated environmental review was performed under the State Environmental Quality Review Act (SEQRA). That aspect of the application has been completed by the Town Board.

Mr. Stapleton: We submitted a revised site plan to the staff and the Board, which addressed a number of issues brought up at the last meeting. I'm going to go through the changes to the plan and some of the comments and questions that were raised at the last meeting. This project was rezoned and the approval had a condition that the eastern north-south leg of the project would be reduced to two stories in height. You may recall, our plan indicated that the two north wings would be two stories; that was not in agreement with the Town Board approval. We met with the staff and have revised the plan to be in conformance with that. This has caused a change in phasing of the project. The eastern wing and the east-west leg will now become Phase 1. The western portion of the building will become the future Phase 2. The unit mix remains the same, with 98 units occurring in Phase 1 and 78 in Phase 2. It also allows us to construct the center core area containing the community room and offices. Parking was brought up at the last meeting. We are trying to stay consistent with the 1:1 ratio typical for these projects. When we construct Phase 1, there will be additional pavement indicated on the plan that is not in the parking count but will be available for surplus parking. This gives us a parking ratio greater than 1:1. When Phase 2 is constructed, we have also indicated some banked parking, 17 spaces on the north side of the north parking lot; again, that area is reserved if needed. For pedestrian mobility, we have indicated a sidewalk from our facility to the Wegmans' traffic signal on Long Pond Road. We have indicated a pedestrian trail. Your plans show this at the center portion of the site. After reviewing with the Town's staff, they felt that the connection in the southwest corner would be more appropriate. We are open to that if the Board prefers. The issue of

PLANNING BOARD MINUTES

AUGUST 4, 2010

noise was raised because of the individual heating/cooling units. We visited an existing Home Leasing facility and performed a sound study. (Copies of the study are submitted to the Board.) We visited on an 88-degree, high-humidity day when most of these air conditioning units were operating. We verified that those on the first and second floor were operating. We did not verify the third floor units were operating but it seemed logical that they would be in operation. Measurements were taken at 10, 25, 50, 75, and 100 feet. I won't go through all the decibel levels. At 50 feet from our building, the noise was not distinguishable from the ambient noise. The closest residence to our structure is 385 feet away. Parking has been arranged around the building and will be well lit. Residents will have a key fob or card for access to the building, and an intercom system is provided for visitors at the main entrance. A rental manager and maintenance staff will have offices at the building and regular weekly hours. There will be 24-hour, on-call emergency service. There will be an emergency wireless response system and pull cord system. The Town's staff felt that a few items should be addressed, including screening. They were especially concerned about headlights in the eastbound direction. We have provided evergreen screening to buffer the project. We also have provided evergreen screening along the eastern portion of the site. The Town's staff has requested additional screening to the east and south, and we are open to that as well. We don't plan on taking down any more trees than what is indicated on the plan. The Town's staff also brought up the storm water management facility in the southern portion of the project. It was suggested that we move it up and allow the trees to remain closer to the southern property line. We have looked at that and noted that we made a conscious decision when we designed the pond. The trees left are on a three-foot rise, and we felt that they would be healthier and provide an effective screen. Our storm water facility is unique. It is not a single-level pond with one layer of water. We are doing different levels with spillways and flat areas around the edge of the pond. We met with the Town's engineering staff and we believe that we have accommodated his request for not placing fill in the floodplain. That was accomplished by shortening the east leg by about 28 feet, along with two-story versus three-story.

Mr. Glasow: We have a major change since the last time we met. We now are developing the east side of the building instead of the west side first. It is a benefit for the neighbors. We will be keeping the east side, abutting the neighbors, at two stories. We also shortened the length of the building. Six units have been relocated to the southwest side, or the commercial neighbors. Our eave height is 18 feet, 6 inches on the east side. The west elevation will be temporary because Phase 2 will come in and cover this portion of the building. The building is more balanced now that we will be building the entire wing that runs in the east/west direction. The north elevation shows the main entrance and hasn't changed much. Materials include cedar impressions on the gables with a decorative louver. Each unit will have a balcony or deck/patio. The main entrance has cultured stone on the 1st floor, with a covered porte-cochere. Colors will be light champagne on the top, darker tan on the bottom, and an accent color of green for the main section and balconies. (Material samples were shown.)

Ms. Plouffe: Will you be using architectural roofing?

Mr. Glasow: Yes, it will be an architectural shingle. (He shows a sample, which is in the brown color family.)

Mr. Glasow: We also have horizontal and vertical banding to break up the color selections; the bands will be in white.

Mr. Selke: I'm concerned about too much of the green. I prefer less colors and more neutral.

Mr. Glasow: Our thought was the green worked well with the earth tone and gave it an accent.

PLANNING BOARD MINUTES

AUGUST 4, 2010

Mr. Copey: I'll refer to the minutes of the last meeting for the bulk of the comments. The Fire Marshal has had a few comments on the most recent drawings, related to fire lanes and their widths. The Town's Tree Council noted the species were diverse but they felt that they should be in more abundance. We received comments from the Town's Traffic Advisory Committee (TAC), which is attended by members of the Monroe County Department of Transportation (MCDOT). Their comments related to the speed limit on Latta Road being 40 mph east of Long Pond Road; the speed limit may have been noted incorrectly on the drawing. The TAC noted that because cross access will shift traffic distribution on Long Pond Road, the MCDOT should be included as an interested agency. I believe that the applicants have made that happen. The analysis of Latta Road and Long Pond Road for the p.m. peak full development conditions shows a volume/capacity ratio of 1.0 on the northbound left-turn movement, which would be considered a failure. Redistributing the traffic through the cross access may add more volume to this movement. Other movements at this intersection are also tight. The analysis of this intersection should be revised with the traffic redistributed using the cross access. The proposed design alignment does not consider a future connection to M&T Bank and should be taken into consideration. The Board probably remembers when that project was approved and the MCDOT placed a condition on that, requiring the access on Long Pond Road to change. M&T Bank agreed to eliminate its Long Pond Road access if there was an opportunity to get out to the traffic signal at Long Pond Road. I believe that the TAC and the MCDOT are viewing this as that opportunity. Comments from the MCDOT and the New York State Department of Transportation (NYSDOT) are key and must be addressed. The MCDOT had some old conditions on previous approvals, which may now come into effect and will have to be addressed. The TAC further noted that the Gap Study was done in July 2008 when school was not in session. We received a letter from a neighbor, Laurie Hopkins. I won't read the letter because I believe she is going to discuss it with us this evening. We did have an opportunity since the last meeting to walk the area with some of the residents of the neighborhood. The screening of the project from the residences and Sawyer Park were noted as necessary. A lot of the comments expressed by the residents during this walk related to the rezoning, which already has taken place on this property. Whether or not the project is an appropriate use for the site already has been answered by Town Board at that public hearing on the rezoning. Our time tonight is best spent addressing physical impacts of the project and how we can best improve them.

Mr. Gauthier: We have received a response to our comments, but we have not completed the review. The majority of our concerns have been addressed to a satisfactory level. I hope to provide our feedback to the applicant within a week.

Mr. Fisher: As Scott mentioned, Bill, Scott, and I had an opportunity to walk the site. It was helpful to see it firsthand and hear the resident's concerns. We also visited two other sites very similar to this. The first, a two-story building in Chili about 15 years old, and a three-story building in Gananda, which is a year old. As Scott also mentioned, there was a request by Laurie Hopkins to show a video that illustrated some of the residents' concerns; I think that is a good place to start.

Bob Hopkins, 30 Parkside Lane: The context of this relates to the Town Board decided "what" and we need to decide "how." A concern of the neighbors is the effect on Sawyer Park. We are sharing views of the park in different seasons.

The video is shown.

Mr. Fisher: The park is outside of the parcel. We are not in a position this evening to act on this application, but it is an opportunity to share the recent changes and obtain feedback.

Laurie Hopkins, 30 Parkside Lane: I believe that this is the most beautiful land in Greece and should be protected. I'm concerned about the safety with children in the area and the

PLANNING BOARD MINUTES

AUGUST 4, 2010

storm water management ponds. We have heard of drownings recently, so this is an issue. Additionally, people use the park after dark and could they stumble into a pond? Will geese take over the area with this pond and cause other birds to go elsewhere? I have noticed some of the trees are dying already, and what will the impact of this development be on the trees? You just saw the image showing the beautiful pine trees, and I believe that these are going to come down with the development.

Mr. Copey: About half of the pines will come down to accommodate the building and the driveway. The half closest to the neighborhood will remain.

Ms. Hopkins: We have green space here, we all love it, and it seems awful that we are doing this to it.

Mr. Fisher: Has the Town tried to purchase the land for purposes of parkland?

Mr. Copey: Yes, Mr. Chairman. Within the last four or five years we have made several attempts contacting the owner. What they wanted to sell the property for was more than the property's appraised value, so the Town was not able to purchase. This is due to legal constraints. We did, however, want to purchase and make it part of Sawyer Park.

Ms. Hopkins: It seems like it could still be purchased from whoever owns it now.

Mr. Copey: Only if the owner is willing to sell. We cannot make someone sell property to the Town.

Mr. Fisher: There were questions about the safety of the ponds. Could the applicant's engineer speak to this?

Mr. Stapleton: The ponds are designed in accordance with Phase 3 requirements of the New York State Department of Conservation (NYSDEC). About 75% of the pond would be 8 – 10 inches deep to allow for emerging growth. Into the pond there is about a 10-foot to 12-foot safety shelf, where it is sloped at no more than 2%, and then there are small micro-pools throughout about 6 feet deep; but those are quite a ways in from the shore. If someone was walking along the shore they have a recoverable slope should they fall down. Most ponds are designed in this manner.

Mr. Fisher: As you go out into the pond, does it suddenly drop off to six feet deep?

Mr. Stapleton: Out in the middle, it does. From the edge you go into the pond 10 to 15 feet and then it will drop off. Relative to the concern about geese, they generally are attracted to a well-manicured area adjacent to the pond; that provides them safety from predators. This pond shouldn't attract geese.

Mr. Selke: The pond behind Ocusight previously had geese. I've noticed recently that the cattails have overtaken the pond and the geese do not come through the cattails. However, I have noticed Baltimore Orioles and Red-winged Blackbirds, which I didn't see before. I share Ms Hopkins concern about the safety of the ponds. Kids are in the park and may wander into the cattails. I think that the ponds should be more visible to seniors. They love the ponds and the birds. The trees on the north side of the pond may hide the view of pond from the apartments.

Mr. Fisher: So, it might be better to have more trees on the edge of the property and have the pond more visible on the inside of the property?

Mr. Selke: They may feel that the pond is expanding the park. My other concern is at the point of the creek is where it flows east and turns to flow north. That is the closest point between the park property and this property and is probably less than 100 feet. That area could use additional buffering to keep the parklike atmosphere.

PLANNING BOARD MINUTES

AUGUST 4, 2010

Ms. Hopkins: People frequent the park in the winter as well. Having a large building seems like a very poor transition from a park. The park is a beautiful sanctuary and the noise will ruin that as well.

Tim Weilacher, 2981 Latta Road: My grandfather built my house in 1948. I can sit in my driveway in the morning for five minutes waiting to turn left. This will cause more traffic. The wildlife is beautiful, with turkeys and deer. They will now be road kill. I also am concerned about the impact of this development on my property value.

Mr. Fisher: Mr. Copey, do you know if the installation of the traffic signal at Latta Road and West Bend Drive is on the schedule?

Mr. Copey: The NYSDOT tells me that they have it scheduled and now it is just a matter of getting the contractors to the site.

Mr. Weilacher: That will back all the traffic up in front of my house. I guess I don't have any say in this. It will back up in front of Willowood, too.

Dick Miller, 208 Willowood Drive: I want to expand on the traffic issue. Making a left turn out of Willowood Drive is an issue. We are adding twice as many residents now. I'm not sure how the NYSDOT has factored that into the traffic study. I'm also concerned that this project will be a cut-through to avoid traffic signals at the intersection of Latta Road and Long Pond Road. I have heard of businesses going in over at Ricci's plaza and that again will contribute to our overall concern about traffic in the area. You mentioned that you couldn't buy the land but wanted to keep it parklike, so why did you have to rezone it?

Mr. Fisher: Mr. Copey pointed out that we can't provide that answer. This Board did not rezone the property. The MCDOT has asked for additional information from the applicant regarding the Long Pond Road access and that may illuminate some of these issues.

Mr. Miller: Does the Board have criteria it follows regarding degradation of traffic?

Mr. Fisher: I think the MCDOT will review and if they find that it doesn't meet requirements, they would request mitigation.

Dave Frisk, 240 Willowood Drive: Concerned about 500-foot notification for rezoning. Concerned about the park atmosphere. It doesn't make any sense to me that you wanted this to add to the park and then you allow a three-story structure to be built on the perimeter of the park. I can't imagine the current park atmosphere is going to be there once this building goes up. There is so much quality land in Greece, why here? The trees today assist with noise reduction. With those trees going, noise will be a problem. There is a beautiful stand of pines that separate the park from this open field. Where are those pines relative to this?

Mr. Copey: The pines are entirely on this property. One of the topics of discussion is, will the pond or the trees be there?

Mr. Fisher: If we left the trees in the center of the site, it would shield the pond from the apartment residents so you couldn't see if there were someone in the pond. On the other hand, the trees further into the site would provide buffering. It might mean going out to the site again. We'll look at the two alternatives and decide which one is the best to do.

Mr. Frisk: Is there any leeway in whether this will be a two- or three-story building?

Mr. Fisher: The Town Board has established that on the west side it will be three stories and on the east side it will be two stories.

Mr. Frisk: Looking through the park, you will see the building without those pine trees.

PLANNING BOARD MINUTES

AUGUST 4, 2010

Don Dinero, 64 Willowood Drive: I have a copy of the traffic study; it ends just west of Willowood Drive. There are about 100 houses on Willowood Drive with only one way in and out, and should be included in the traffic study. I would be satisfied if they did another traffic study when school was in session, and included Willowood Drive. I'm an engineer and I know about noise studies. Noise is elusive. You won't be able to tell until it is up. I can hear Wegmans' speaker announcing the need for Helping Hands like it was next door.

Eileen Kissel: (Provided to the Board a letter indicating her concerns.) The proposed buildings and parking lots will cover approximately half of the 11 acres with solid materials. Drainage will be forced to the perimeter. There have been drainage issues with adjacent properties. I am concerned that the bridge on Willowood Drive (which is the ONLY access out of the development for both Willowood Drive and Parkside Lane residents) would not be able to get out or that the bridge would wash out. The additional traffic will increase our already lengthy wait to access Latta Road.

Mr. Fisher: Mr. Gauthier, can you tell us what is likely to happen to the creek that runs adjacent to the property and through Willowood Drive?

Mr. Gauthier: Both our local law and the New York State Department of Environmental Conservation requires us to decrease the peak flow coming off this property, as compared to current conditions, by at least 30%; that is the reason for these storm water facilities. They provide a later and longer discharge rate of the water.

Margaret Call, 3025 Latta Road: Does the Town Board receive the Planning Board minutes so that they can read them? I live next to the entrance of the project. My main concern is the entrance and the parking lot facing my home with the headlights coming into my home and my neighbors. Where the parking lot is, should be green space only. With it getting dark at 5 p.m. in the winter, I'll have lights coming in. We are being squished in by this building and I don't think you can put enough trees in to protect us from light and noise. When we met on the site, we talked about the overflow of water into our yard. Mr. Copey indicated that he was going to have someone look at it.

Mr. Copey: Mr. Gauthier and I have spoken about it and that will occur.

Renni Allinger, 53 Parkside Lane: No one has ever mentioned how large this project is. What are the building dimensions? How many acres and how does this compare to Sawyer Park?

Mr. Glasow: For Phase 1, the east wing from one corner to the porch is 273 feet, 6 inches; from the porch to the other corner is 408 feet. This parcel is approximately 12 acres.

Mr. Copey: Sawyer Park is roughly the same or a little more.

Mr. Allinger: What happens in the project when someone gets ill? There will be traffic for fire department, ambulance, waste management, meals on wheels for 176 apartments. It shouldn't be put in a place like this. We consider our neighborhood a treasure. (He submitted many photographs of the area including an aerial, wildlife, and trees.) We are passionate about this and will do everything we can to stop this even if it requires legal advice.

Jill Sandor, 87 Parkside Lane: I'd just like to reiterate what some have already said: the noise; the traffic; the left hand turn out of Willowood Drive; and the amount of notification for the rezoning. A representative of the Fire Department told me that a majority of their calls come from these types of residences. This will impact on our level of service for emergencies. I will not dispute that Greece needs this type of housing, but why does it have to be adjacent to a park setting? One of the goals of the Greece Master Plan is "to provide sufficient, well located, active and passive recreational opportunities for town residents while preserving environmentally sensitive lands." The intangibles that need to be

PLANNING BOARD MINUTES

AUGUST 4, 2010

considered: losing neighbors that are leaving if this goes through and losing faith in local government and how it works. Your Board's mission is to support the safe and orderly development of the community in balance with property rights, community value, and environmental preservation. In keeping with those values, you need to stop this proposal.

David Thesing, 3032 Latta Road: I'd like to talk about the Latta Road access. I have spoken to Gary Tajkowski and provided him with a letter regarding the access. I think that this access is going to be very dangerous. Mr. Tajkowski indicated that it was unlikely they would place a traffic signal at Willowood Drive and Latta Road due to the proximity to the Long Pond Road-Latta Road traffic signal.

Mr. Fisher: I think that is why the Town Board required the additional access out to the traffic signal on Long Pond Road. That's why exiting at Long Pond Road would be the better option to go right or left using the traffic signal.

Mr. Copey: We have the Thesings' letter and I apologize that it didn't get sent to the Planning Board; it was buried in the file. I apologize for also overlooking a letter from Mitchell and Cynthia Stewart of 45 Willowood Drive. I will read both into the record.

Synopsis of July 9, 2010, letter from David and Denise Thesing, 3032 Latta Road: Concerned about safety of left turns into and out of the site on Latta Road. Request that the Planning Board prohibit left turns into and out of the site on Latta Road, except for emergency vehicles.

Synopsis of July 8, 2010, letter from Mitchell and Cynthia Stewart, 45 Willowood Drive: Opposed to the project. Concerns about effects on surrounding property values, effects on bats, drainage, traffic, and caliber of the residents of the project.

Rebecca Hurysz, 347 Willowood Drive: It is wonderful to be able to walk to work and take my children to the park. We have always felt safe in the park. Typically, we see few people walking through there. The addition of 176 apartments with residents, visitors, family, and friends will adversely affect the park. It may become a haven for social and criminal activities. I see the subsidized housing a threat to the area in so many ways. We already see fishing line strung in trees to trip people, graffiti, and litter. There a lot of seniors coming to Sawyer Park, sit in the car, let their dogs loose to relieve themselves, and never pick up after them. I don't see this situation improving with 176 pet-friendly subsidized apartments. I'm disappointed that the Town isn't more protective of this park. This project is not appropriate for this area. At a time when communities are trying to create green space all over the country, the residents of this community have to fight so hard to preserve the parks we do have.

James Wasley, 137 Willowood Drive: Thank you for coming out to the site. It lends a lot of credibility to this Board. The first thing that jumped out at me tonight was the first application heard this evening was for 28 patio homes on 12 acres where we are talking 176 units on 11 acres. We are talking about density. I did note it appears the footprint has grown and the amount of green space looks like it went from 40% to 50%, to maybe 60% to 65%. At the last meeting, it was stated that the project was to be no more than 400 feet from anyone's property. Tonight it was noted that it was 385 feet. I think that everyone knows the traffic challenges we are faced with here. The data I collected from Institute of Traffic Engineers (ITE) was interesting. Based on an ITE trip generation manual, we are talking about a trip generation rate in the 1990s of 3.48, which equates to our project as 612 trips daily. It went from that to 0.16, which is a 22:1 lower ratio. I don't understand the calculations of SRF Associates, the applicant's traffic engineer. At the last meeting, Mr. Geisler's project was approved and we all have heard of the retail development coming to Latta/Long Pond. We need to look to the future too. We need to re-evaluate the SRF study. I think it was done in 2006. There have been a lot of changes since then.

PLANNING BOARD MINUTES

AUGUST 4, 2010

Mr. Fisher: Things that came up were age of residents, subsidized housing. There are all types of developments and I'm wondering if the applicant can come up here and provide information specific to this site.

Stephanie Benson, Edgemere Development: This project will be independent senior citizen living. We provided the Board with a definition of that by the State. It means that they are independent senior citizens 55 years of age and above. It is targeted to incomes up to 90% of the Rochester area's median income; the median income is \$66,600 for a family of four, and \$53,300 for a family of two. In this case, for a family of one (because these are one- and two-bedroom apartments), 90% of the area's median income is \$42,030; for a family of two, 90% of the area's median income is \$47,970. At the Board's request, we looked at 10 affordable senior citizen properties in the area and found that the average age was in the 70s. The Board asked for the parking ratio to be 1:1; that is what we have in this project. When we looked at the 10 affordable parking projects, the highest observation of usage was on average 66%. In fact, people in these projects don't have as many cars. I have an updated chart of this information for the record. In terms of use of the term "subsidized," these projects have funds which subsidize the construction of the project. At this point, there are no rental subsidies.

Mr. Selke: When we made our site visits, we noticed how mobile the residents were. They certainly seemed to enjoy themselves and partake in the activities. I was really impressed by the gardens.

Ms. Benson: Home Leasing is committed to that lifestyle and experiencing the outdoors. Each resident has the opportunity to have a garden that they work. The residents of these apartments don't want to move out of their homes until they feel like that they can't stay there any more. They need less space and maintenance. They go to a place where they feel secure and that is what this place provides for them. The State requires us to have a plan for aging in place, so we have provided that through Unity Health if the residents have needs.

Cathy Sperrick, Home Leasing, LLC: It is an active lifestyle. We intend to become part of this community. When individuals make application to live with us, we do credit, background, and sex offender checks.

Mr. Selke: Do you have any issues resulting from family members on the site?

Ms. Sperrick: No, honestly we don't. The only issue I can think of relates to a relative smoking outside the front door of the non-smoking facility. We just asked him to stop and it was resolved.

Ms. Benson: When we reviewed for the other studies, we asked about younger people living there. We found only one instance out of 1000 apartments, and that was a college student staying there for the summer while out of school.

Ms. Sperrick: If this project moves forward, we would have an open house and welcome all the neighbors to visit.

Mr. Sofia: Mr. Copey, you mentioned something earlier about an M&T Bank connection. Would it be a cross access between Chase Bank and M&T?

Mr. Copey: I suppose that is one way to do it. We are going to have to reconfigure all of this to make this happen. We would close the M&T Bank access on Long Pond Road. They would have cross access to get out to the traffic signal on Long Pond Road.

Mr. Sofia: Is a cut-through from Long Pond Road to Latta Road a legitimate concern? It could be. Is it possible to have Long Pond Road exit only one-way?

PLANNING BOARD MINUTES

AUGUST 4, 2010

Mr. Stapleton: When we presented the project to the Town Board, the Town staff asked us to do a traffic analysis. At that time, there was only one access point for our project, onto Latta Road. The NYSDOT said that was adequate, and we didn't need any mitigation along Latta Road. Through the Town Board review/approval process we were required to make the connection out to Long Pond Road. When that was done, SRF did an updated study looking at traffic re-distribution at both Latta Road and Long Pond Road. Someone may try to make a left turn onto Latta Road once; we don't believe they are going to try that again. Generally, people go the easiest way to enter or exit a site. Cut-through traffic doesn't seem likely to me. In order to cut through our site, there are a series of turns to negotiate, and two "Stop" signs. It seems that it would be easier to go up to one traffic signal and turn right. The NYSDOT doesn't look favorably on restricting access/entrance to one way only; therefore, we did not look at it. If someone were heading north on Long Pond Road and then east onto Latta Road, they still would be passing Willowood Drive.

Mr. Sofia: Is it possible to make it right out only to Latta Road? They have access at Long Pond Road if they are heading westbound.

Mr. Stapleton: The NYSDOT has jurisdiction over that road. We could make the request. I don't think that it would have an impact on the project.

Mr. Sofia: Why did the traffic study not include Willowood Drive?

Mr. Stapleton: That is the NYSDOT. They scope our project and tells us what we need to study. As part of that, they require us to project traffic growth.

Mr. Sofia: If we have a significant amount of mature trees bordering the park, I'd prefer to look at a plan that leaves them. The parking lot has to be buffered from the homes on Latta Road. If the parking isn't needed or is overflow, it should be turned into buffering for those homes. The plan looks pretty dense; we need to minimize light spill.

Mr. Stapleton: We are not averse to adding more landscaping for buffer.

Mr. Ancello: My main concern is buffering. We need to maintain as much existing vegetation as possible. Are the ponds set where they are?

Mr. Gauthier: If you put the pond somewhere else, you would disturb more land to do it. We want them at a low spot on the site.

Mr. Stapleton: I did want to ask about the south pond, do you have a consensus on flipping the evergreens with the pond? We are looking for direction.

Mr. Fisher: I need to take a look at the site again. It is difficult without looking at it.

Mr. Selke: It makes sense to me to flip it. There always are a lot of kids in the area.

Mr. Stapleton: We aren't against changing it if you feel strongly.

Mr. Fisher: I think safety is very important. The buffering would assist with impact on the park. Work with the Town's staff.

Ms. Burke: There will not be individual laundry facilities in each unit? I know from experience, that it is difficult for seniors to navigate getting to facilities with these types of items. I always did my parents' laundry because they couldn't manage it. Is there any reason why you can't put facilities in the bathrooms?

Mr. Glasow: We have located laundry facilities in each wing to make it the shortest route possible.

Ms. Benson: The plumbing sources require common laundry; it is a State design requirement. We tried to place them as closely as possible, knowing those issues. There is a footage requirement for the space and there is laundry facility for every 10 units.

PLANNING BOARD MINUTES

AUGUST 4, 2010

Ms. Burke: You are going to have elevators? What about the trash disposal?

Mr. Glasow: We have a trash recycling unit centrally located on each floor.

Ms. Plouffe: Buffering is my concern.

Mr. Selke: How many units were originally proposed when the rezoning took place and is it the same now? What is the life of the vinyl siding?

Mr. Stapleton: It was 176 units and has not changed.

Mr. Glasow: It is a .044 mil vinyl siding, with an anticipated life of 30 to 40 years.

Ms. Plouffe: Are you using a triple-three or double-four?

Mr. Glasow: That hasn't been determined yet. We don't want it to be too small because of the building height.

Mr. Selke: There is a path through the park to the YMCA. Will you be connecting to the path for access to your site? It would make sense.

Mr. Stapleton: We currently show a path connecting it, but the location will change based on your input made at the site visit.

Mr. Copey: There is a mowed area through the hedgerow from Sawyer Park right over to the YMCA. I suggest that they do something that simple. It may make more sense just to provide an opening to access the general area and they can then go to the YMCA or Wegmans, wherever.

Mr. Selke: You mentioned different entrances for the residents. How will that work?

Mr. Stapleton: There will be multiple entrances around the building to provide access closest to your residence. All entrances will be locked and accessible with a card or key fob.

Mr. Selke: What types of utilities are included with the rent?

Ms. Sperrick: Heat and hot water are included with the rent. Residents would pay for their own electricity, cable, telephone, and Internet.

Mr. Selke: Will there be sidewalks out to Long Pond Road?

Mr. Stapleton: The sidewalk will connect to the sidewalk on the east side of Long Pond Road.

Mr. Fisher: The earth tones are better than the more saturated colors we saw at Gananda; they will blend more with the surroundings. Does the elevator have backup protection in case of power loss? That could be an issue for senior citizens getting up or down without power.

Mr. Glasow: No; we were considering that.

Mr. Selke: If we are going to make another visit to the site, is there any way we can get some markers to show where the building will be located? I think that would be helpful.

Mr. Stapleton: I'm sure we could do that. Someone asked earlier if the Town Board had been out to the site; and we did have them out with the building staked out and balloons raised to show the height. They were concerned about the environmental aspects and took that into account.

Dave Frisk: Will all of the storm water on the site eventually go into the creek? Now you will have a lot of hard surfaces.

PLANNING BOARD MINUTES

AUGUST 4, 2010

Mr. Gauthier: With development, the issue isn't volume; it's peak rate. The developer is bound by Town and State regulations to reduce the peak rate. Ninety-five percent of the drainage will be collected and eventually go into the creek.

Mr. Hopkins: I'd like to see a traffic study done at the new Long Pond Road access point as well. I've waited for three traffic signal cycles to turn out there. Will the traffic signals be timed?

Mr. Fisher: That is an issue the MCDOT has raised and asked the applicant to analyze. That will be done and they will provide feedback through the County to us.

Mr. Dinero: There have been lots of comments but will the Willowood Drive exit be included in a study? Let's prove what the situation is; and if there is a problem, what are we going to do about it?

Mr. Fisher: Latta Road is under the NYSDOT's jurisdiction. In their scoping study, they determined what was required of the applicant.

Mr. Dinero: I understand that and there is probably some engineer sitting in Albany or Syracuse looking at some numbers and saying Willowood doesn't fall within those numbers. There are 100 residences on Willowood Drive that say it does. I think that your job is to put reasonability to this.

Mr. Copey: The Board also has a limit on its jurisdiction. That state highway is not within it. We can look into it but we cannot demand that they look into it.

Ms. Hopkins: It was stated earlier that you would make a left hand turn out of this new project onto Latta Road and wouldn't do it again. Well, we don't have an option leaving Willowood Drive. We have to make left hand turns all the time.

Mr. Fisher: They may have done some analysis for the West Bend Drive traffic signal that might shed some light as to impact on your area. We will try to find out.

Eileen Kissel: The Town Board has failed us. I hope you don't as well.

Rich Dibble, 122 Willowood Drive: With three stories, I am concerned about the lighting. What will the height and intensity be?

Mr. Stapleton: We have shoebox-style lighting fixtures on 18-foot-high poles, which is night sky-compliant. The fixture is inside the box and is meant to direct the light downward. It won't be lit too much, but will be secure.

Donna McCracken: I don't live in this area but I do live in subsidized housing. It is a wonderful environment and is the best thing that ever happened to me. I think what these people are saying is they don't object to the project but its location.

Motion by Mr. Selke, seconded by Ms. Burke, to continue the application to the August 18, 2010, meeting.

VOTE:	Ancello	- yes	Burke	- yes
	Marianetti	- absent	Plouffe	- yes
	Selke	- yes	Sofia	- yes
			Fisher	- yes

MOTION CARRIED
APPLICATION CONTINUED TO
AUGUST 18, 2010, MEETING

PLANNING BOARD MINUTES
AUGUST 4, 2010

New Business

None

Special Planning Topic

1. Applicant: Truman Place, LLC

Location: 3000 Mount Read Boulevard

Request: Request two 90-day extensions of the August 5, 2009, site plan approval for a proposed addition (6,852± square feet) to an existing, two-story medical/professional office building, with related parking (expansion of existing parking lot from 65 to 84 spaces), utilities, grading, and landscaping on approximately 1.1 acres

Zoning District: RMH (Multiple-Family Residential)

Mon. Co. Tax No.: 075.14-5-1

The following is a synopsis of the discussion pertaining to the above-referenced request:

Mr. Copey: The developer's prospective tenant went away; however, the developer thinks that it is possible to start the project in the next six months, but would like whatever extensions he can get.

Ms. Burke then made the following motion, seconded by Mr. Ancello, to grant two 90-day extensions, as requested by the applicant.

VOTE:	Ancello	- yes	Plouffe	- yes
	Burke	- yes	Selke	- yes
	Marianetti	- absent	Sofia	- yes
			Fisher	- yes

**MOTION CARRIED
TWO 90-DAY
EXTENSIONS GRANTED**

PLANNING BOARD MINUTES
AUGUST 4, 2010

ADJOURNMENT: 10:30 p.m.

APPROVAL OF PLANNING BOARD MEETING MINUTES

The Planning Board of the Town of Greece, in the County of Monroe and State of New York,
rendered the above decisions.

Signed: _____

Chairman

Date: _____